



Island Associates Real Estate Inc.

We create value

For Sale
1010 Suffolk Ave
Brentwood, NY



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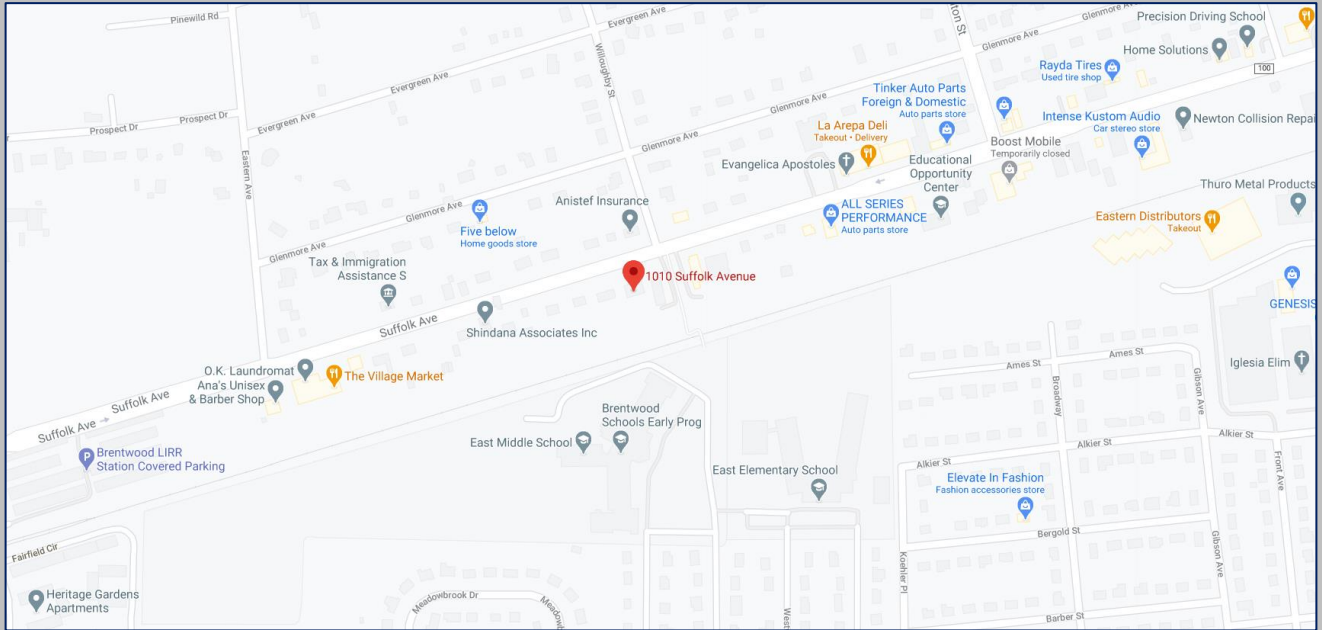
Property Information

3,100 SF Freestanding Building on .45 Acres

Price: \$1,300,000

NOI: \$119,023

CAP Rate: 9.16%



Demographics	1 Mile	3 Miles	5 Miles
Total Population	16,886	119,738	248,437
Median HH Income	\$73,938	\$83,942	\$98,808

❖ Fully Leased Building

❖ 15 Parking Spaces

❖ 2 Minute Drive to Brentwood LIRR Station

& 5 Min to Central Islip LIRR Station

❖ Daily Traffic Counts of 23,391

*All information is subject to errors, omissions, modification, and withdrawal.
Information is from sources deemed to be reliable but should not be relied upon without independent verification.*

Additional Information



Income:

NYS Lease 2 nd Floor	\$97,228.00
55% Tax Reimbursement, Utilities	\$8,500.00
First Floor Medical Health Aid	\$25,462.00
Travel Agent	\$11,801.00

Total Annual Rent	\$141,991.00
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Expenses:

Real Estate Taxes	\$15,984.00
Electric	\$2,000.00
Landscaping	\$400.00
Snow Removal	\$350.00
Property Insurance	\$2,234.00
Petro-Oil	\$2,000.00

Operating Expenses	\$22,968.00
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NOI	\$119,023.00
	9.16 Cap Rate

Tennent	Lease Exp
NYS Assemblyman	2034
All County Medical	7/2024
Travel Agency	12/2024